SCREENING OPINION OF OLDHAM COUNCIL IN RESPECT OF THE TOWN AND COUNTRY PLANNING (ENVIROMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 2011 – DEMOLITION OF MILL, RUGBY MILL, GORSE STREET, CHADDERTON.

A prior notification approval application and screening request was received on 9 May 2013. The information sets out the above mentioned proposed development.

It is considered that the proposed development is Schedule 2 development by reason of being an urban development project that exceeds 0.5 hectares in area. However, the Local Planning Authority, having taken account the criteria set out in Schedule 3 to the 2011 regulations, is of the opinion that the development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location. Further Details of the Screening Opinion are detailed below.

Under the provision of the requisite Regulations, Oldham Council therefore conclude that the proposal would not require and Environmental Impact Assessment.

Signed: [Signature]

Dated: 6.6.20

Mr J Bridgewater
SCREENING OPINION OF OLDHAM COUNCIL IN RESPECT OF THE TOWN AND COUNTRY PLANNING (ENVIROMENAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 2011 – DEMOLITION OF MILL, RUGBY MILL, GORSE STREET, CHADDERTON.

The site is located off Gorse Street. It consists of a former textile mill which has been closed down since 1985. The mill is 4 storeys with a 2 storey warehouse to the Westside and an engine house with boiler house attached to the north-east corner of the mill. It is located with ‘Business Employment Area 3 – Greengate/Chadderton’ - (as allocated within the Local Development Framework – Development Plan Document). To the north and east the site is bound by an open land, to the east is a reservoir pond and to the south a warehouse site. Within the proximity there are existing mill buildings and warehouse buildings. The nearby mills include Ram Mill, Gorse No 1 Mill, Rugby Mill and Ace Mill (Gorse No 2 Mill). The Rochdale Canal is 87m(approx.) from the development site.

The site area is 1.21 hectares (approx).

I am of the opinion that the development falls within Paragraph 10 (b) Urban development projects of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as the site has an overall footprint of 0.5 hectares and includes demolition of four storey mill (with a two storey warehouse building). The development has been assessed under the criteria in Schedule 3 of the Regulations as detailed below.

- Characteristics of development
- Location of development
- Characteristics of the potential impact.

Characteristic of development

The characteristics of development must be considered having regard, in particular to:

a) The size of the development

Circular 2/99 Environmental Impact Assessment (Annex A) provides guidance on thresholds over which it is considered that an Environmental Statement would be required. It notes at A18 an EIA is unlikely to be required for the re-development of land unless the new development is not significantly greater scale than the previous use, or the types of impact are of a markedly different nature of there is a high level of contamination. At A19 it refers to sites which have not previously been intensively developed and A20 states development of more than five hectares are more likely to require EIA.

In this instance the site area is approximately 1.21 hectares and involves demolition of large mill and associated structures. Given the size and that it is previously developed it is below the threshold of the Circular 02/99.

b) The cumulation with other developments
The site is located within an industrial and commercial area. There are other existing 20th century mill buildings in the local landscape. At this current time, there are no other known demolition proposals in the local area.

c) The use of natural resources

There are no natural resources proposed in the demolition, although some of the material from demolished buildings will be taken from the site and used within the site to level off the land.

d) The production of waste

The demolition will produce a large amount of waste due to the size and scale of the building to be removed from the site; this will inevitably have an impact on the environment. Although, once the material has been removed from the site, the levelled site would not produce waste.

e) Pollution and nuisances

The initial demolition of the buildings will result in noise and dust pollution. However, the pollution and nuisance will be immediate and short lived due to the type of demolition proposed and the period of time it will take.

f) The risk of accidents, having regard in particular to substances and technologies used

Although the proposal would include the demolition of a large building on site, the risk of accidents occurring during the demolition process should be minimal as it should be carried out in accordance relevant Health and Safety legislation.

Location of the Development

The environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular to:

a) The existing land use

The site consists of a vacant former textile mill building which was occupied up to 1985.

b) The relative abundance, quality and regenerative capacity of natural resources in the area

The demolition process is to be largely contained within the site. It is not considered that there are a large number of natural resources in this area which would be affected by this development.

c) The absorption capacity of the natural environment, paying particular attention to the following areas:
   i. Wetlands
   ii. Coastal zones
   iii. Mountain and forest areas
   iv. Nature reserves and parks
92/43/EEC on the conservation of natural habitats and of wild fauna and flora (b)

vi. Areas in which the environmental quality standards laid down in EU legislation have already been exceeded

vii. Densely populated areas

viii. Landscapes of historical, cultural or archaeological significance

The site does not lie within an environmentally sensitive location as defined in the regulations such as an SSSI, a National Park, the Broads, an Area of Outstanding Natural Beauty, a World Heritage Site of Scheduled Ancient Monument.

The site is located within 87m(approx.) of the Rochdale Canal which is an SSSI. However given the separation distance the demolition is not considered to result in significant detrimental impacts on the SSSI. In regard to any concern from dust and debris from the demolition entering the canal, the applicant is required to discuss the matter with Environment agency and Rivers and Canal Trust to ensure all appropriate measures are taken. Furthermore, a scheme for the management of dust and debris can be requested as a condition to a prior approval application.

The site is within an urban area; however it is within a commercial/industrial area and is not neighbouring residential properties within the immediate proximity.

The site is a former textile mill built in 1908 by F.W.Dixon & Son. It is currently a group of four extant mills in the south west Chadderton. The former mill building is largely complete except for the chimney. Rugby Mill forms part of a local landscape of a group of four mill buildings. However, this mill or neighbouring mills are not listed or within a Conservation area. Nor is the application site in proximity of a listed building or Conservation Area. Furthermore, following the demolition a group of three buildings would be retained.

It is noted, the demolition of Rugby Mill will have an impact on the local urban landscape, however it is not considered a significant environmental impact in regard to the EIA regulations.

Characteristics of the potential impact

The potential significant effects of development must be considered in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

a) The extent of the impact (geographical area and size of the affected population)

It is considered that the demolition would not result in significant impact on the outside the local area.

b) The transfrontier nature of the impact

There would be no transfrontier impacts associated with the development.

c) The magnitude and complexity of the impact

The potential impact of the proposed development relates to disturbances such as noise and dust pollution, general disturbance and local character in the area. It is anticipated that although the demolition process will have an impact, the impact local
population would be limited given the location and it would be only for a short period of time.

Once the demolition process has taken place and the clean up operation completed it is not considered to have a significant impact that would harm the environment.

d) The probability of the impact

The probability of the impacts listed is considered high in relation to the demolition process, due to the sheer size and scale of the building to be demolished. However, this impact will be limited to the demolition process, which would be a short period of time.

e) The duration, frequency and reversibility of the impact

It is anticipated that in accordance with the prior notification approval the buildings would be demolished and the site cleared of rubble and debris and levelled. The impact of the demolition could not be reversed in the future.

Conclusion

Paragraph 33 of Circular 02/99 "EIA states that in general EIA will be required for Schedule 2 developments in three main types of cases:

a) For major development which are of more than local importance
b) For developments which are proposed for particularly environmentally sensitive or vulnerable location; and
c) For development with unusually complex and potentially hazardous environmental effects.

In respect of the above, I do not consider that the proposed demolition meets any of the three criteria. The proposal is not of more than local importance; is not located in a particularly environmentally sensitive or vulnerable location and would not have unusually complex and potentially hazardous environmental effects.

I am therefore of the opinion that the development would not be likely to have significant effects on the environment by virtue of factors such as nature, size or location. Accordingly, the Authority has adopted the opinion that the development referred is not EIA development as defined in the 2011 regulations.